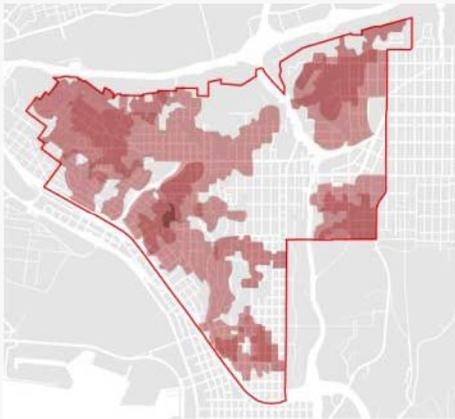
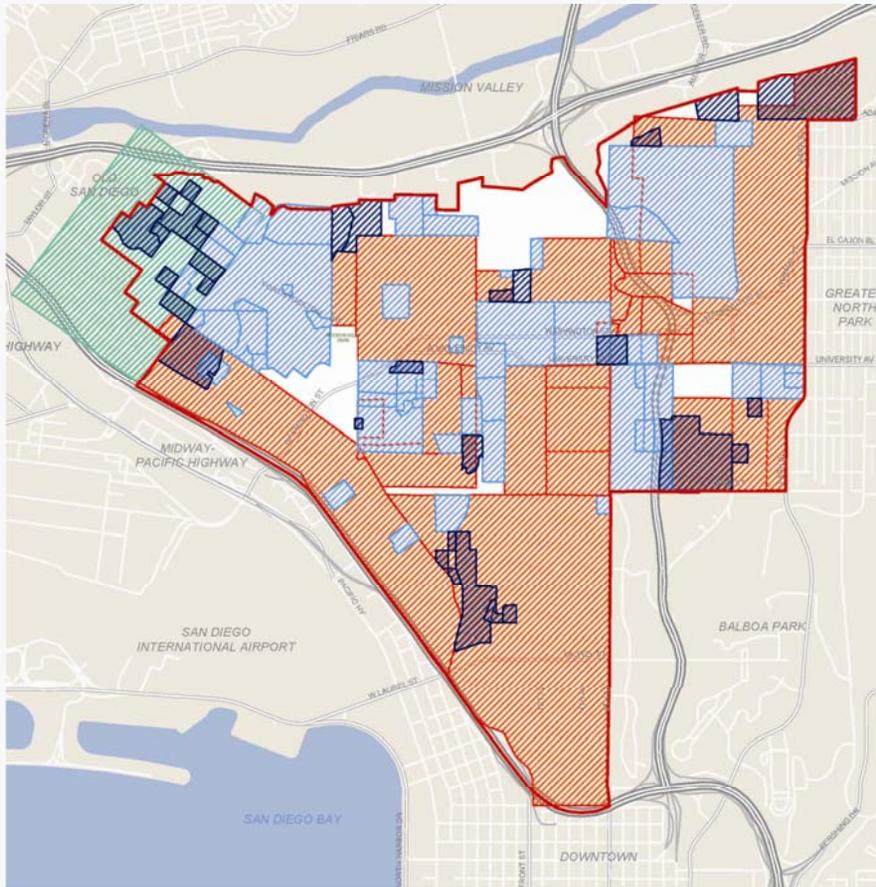


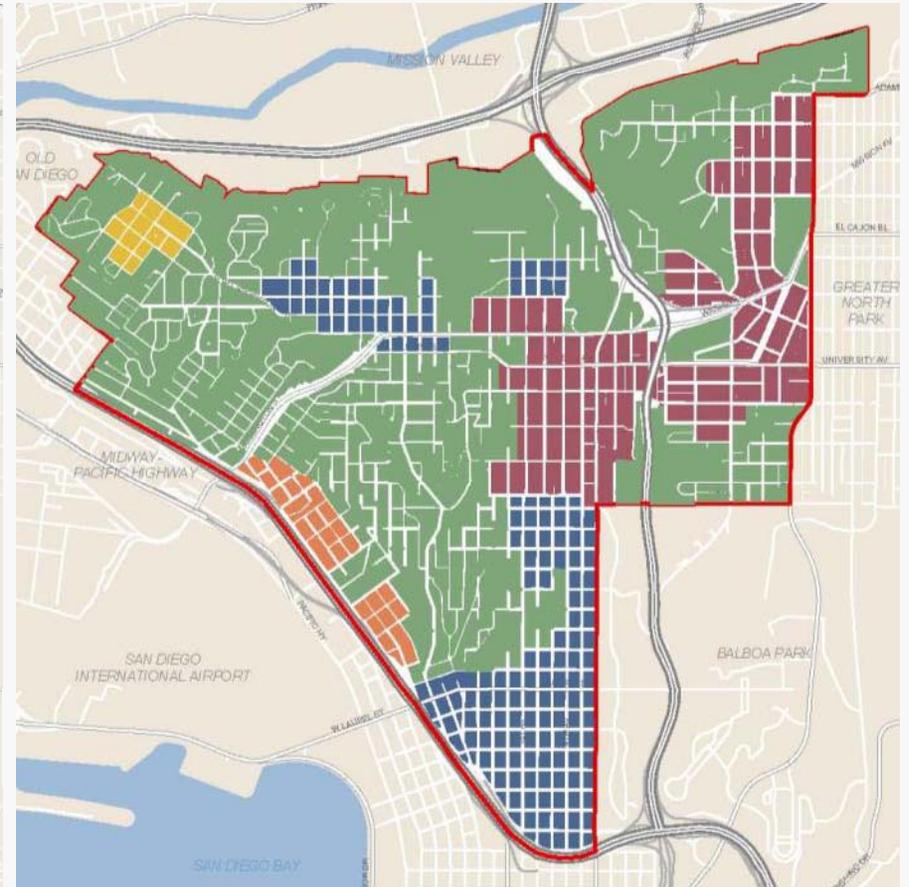
# Uptown Community Character Study



# Original Subdivisions & Block Patterns



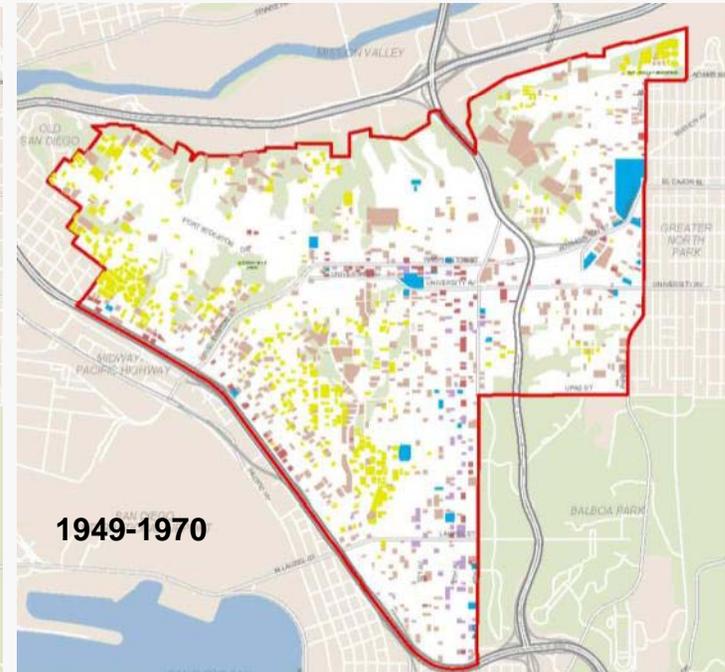
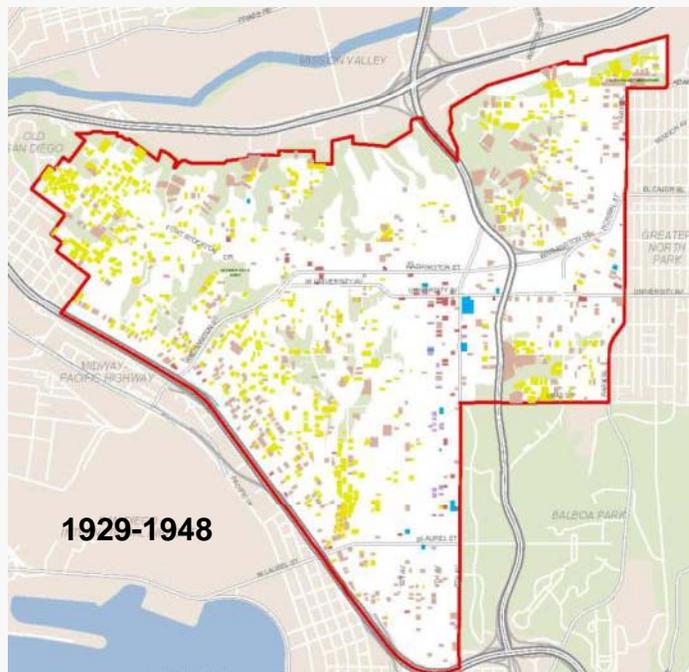
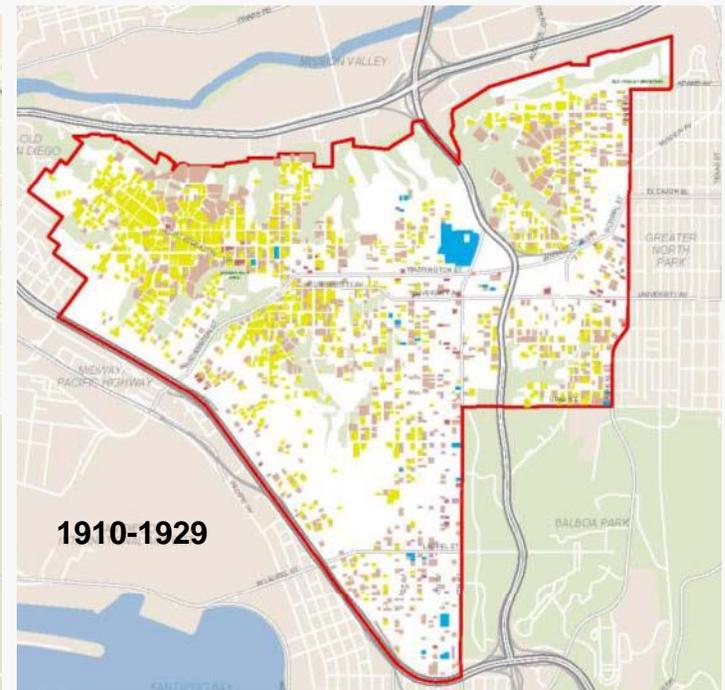
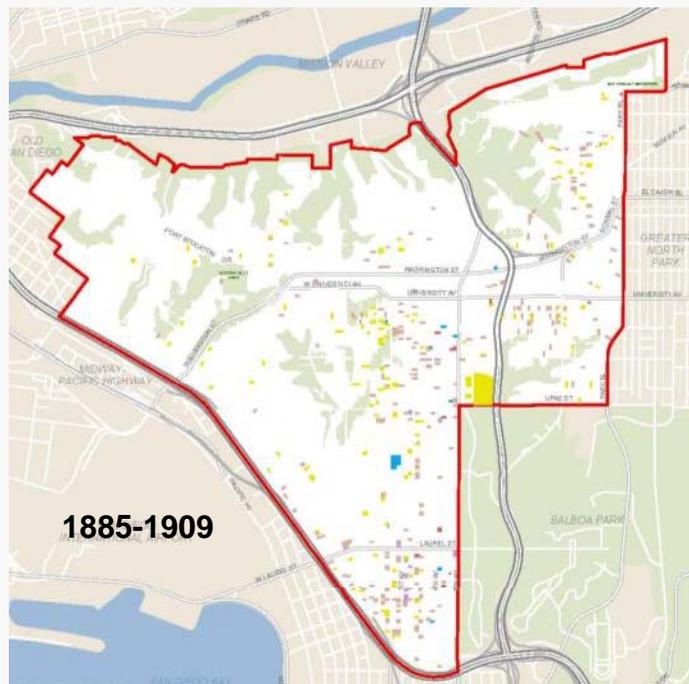
- 1821
- 1822 - 1899
- 1900 - 1920
- 1921 - 1960



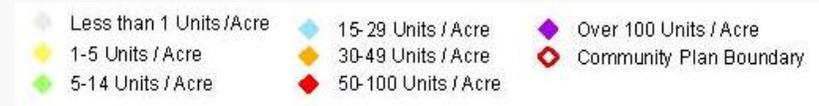
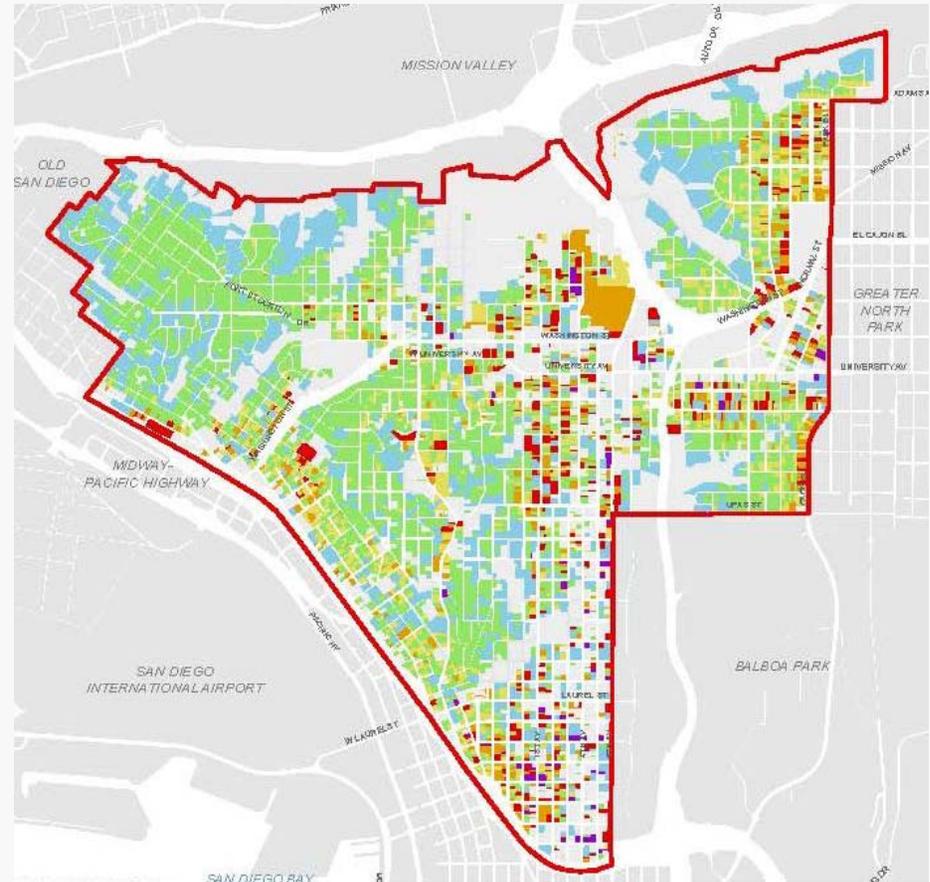
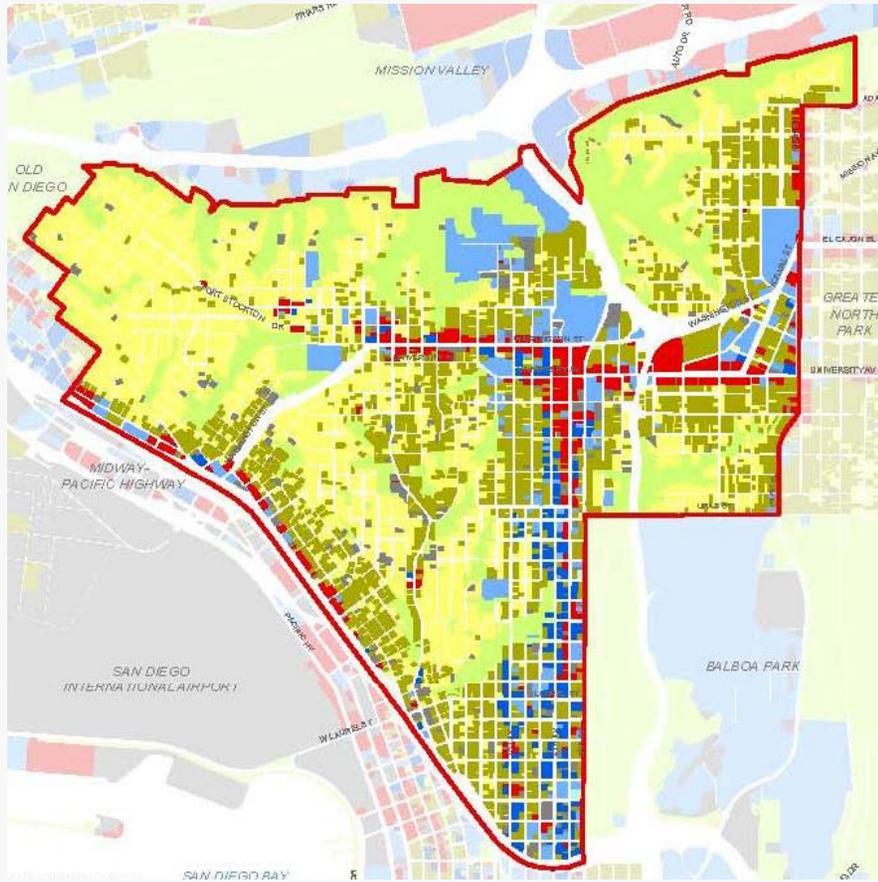
- Square blocks
- Long blocks with Alleys
- Short blocks
- Irregular Blocks
- Hillside Grid Blocks

# Growth Periods

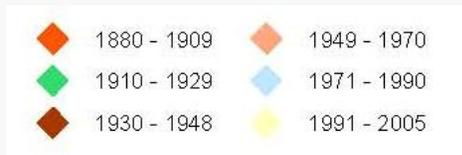
- 78% of single-family homes and 67% of multi-family built between 1910 and 1948 (up to 1970)
- 1880-1909 greatest share of multi-family housing
- 1949 – 1970 most evenly-distributed growth by use and location



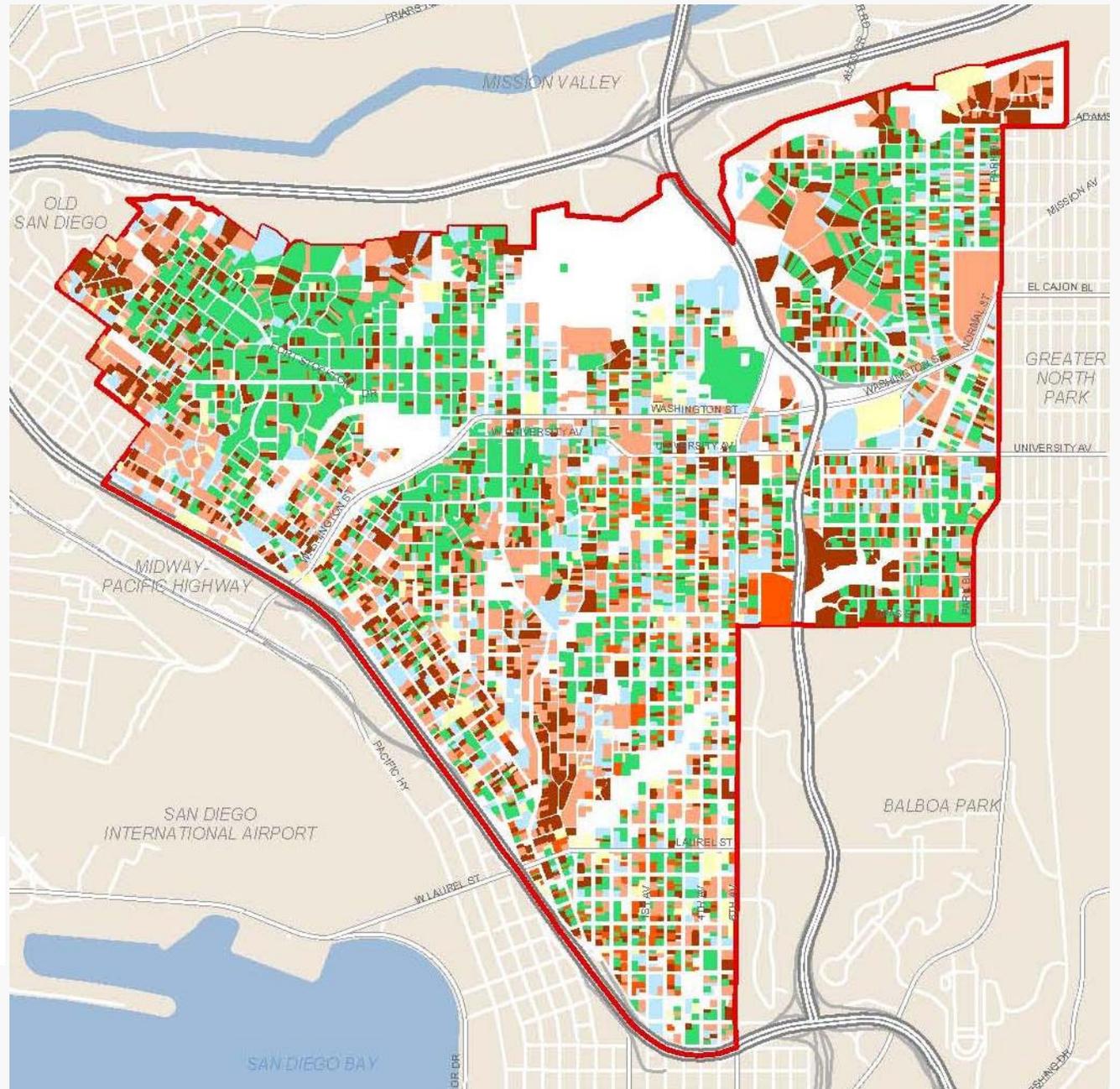
# Existing Land Use & Development Intensity



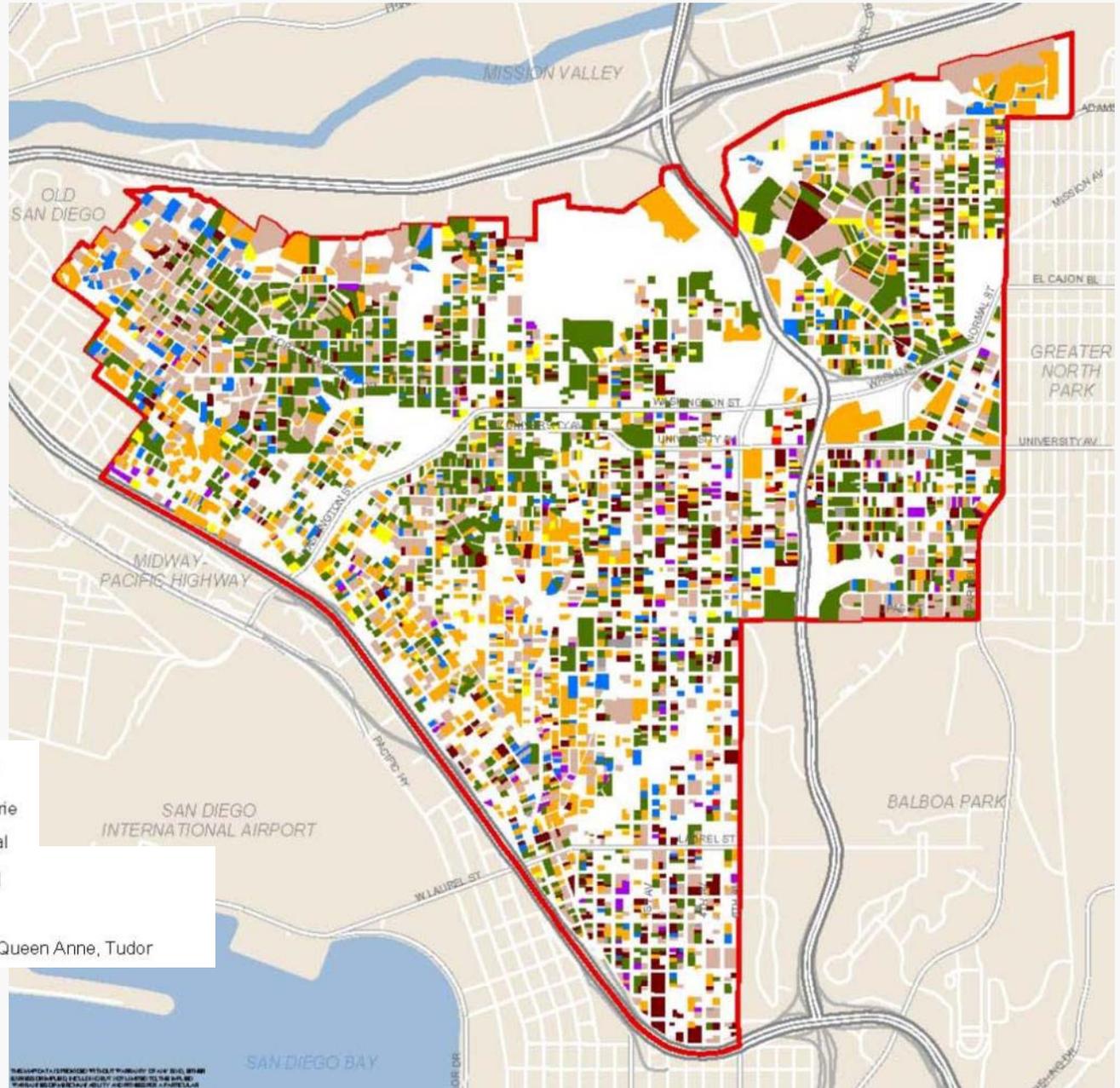
# Building Ages



Note: City of San Diego Survey, 2007.



# Architectural Styles

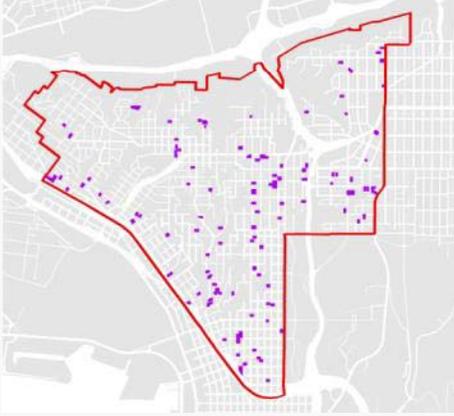


- ◆ Colonial Revival
- ◆ Commercial
- ◆ Vernacular
- ◆ Art Deco, Art Moderne, Egyptian Revival
- ◆ Craftsman, Arts & Crafts, Bungalow, Prairie
- ◆ Contemporary, Ranch, Minimal Traditional
- ◆ International, Modern, Gill or Gill Inspired
- ◆ Mission, Spanish, Monterrey, Pueblo
- ◆ Victorian, Italianate, Beaux Arts, Gothic, Queen Anne, Tudor

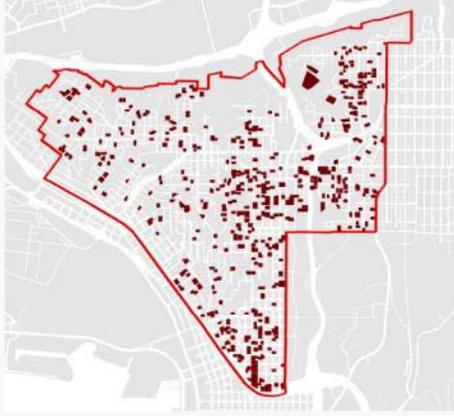
Note: City of San Diego Survey, 2007.

# Predominant Styles

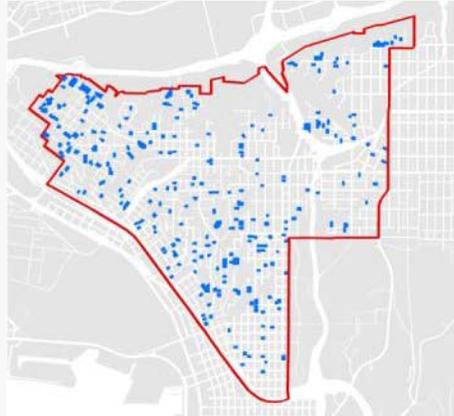
Art Moderne, Art Deco, Egyptian Revival



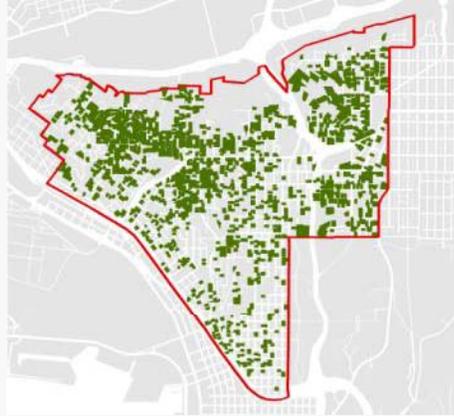
Victorian, Italianate, Queen Anne



Colonial Revival



Craftsman, Prairie, Bungalow



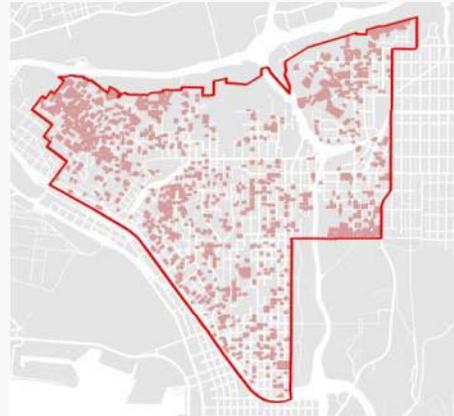
International Style, Modernism



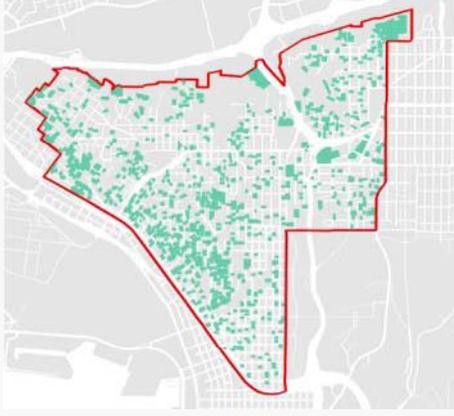
Vernacular other



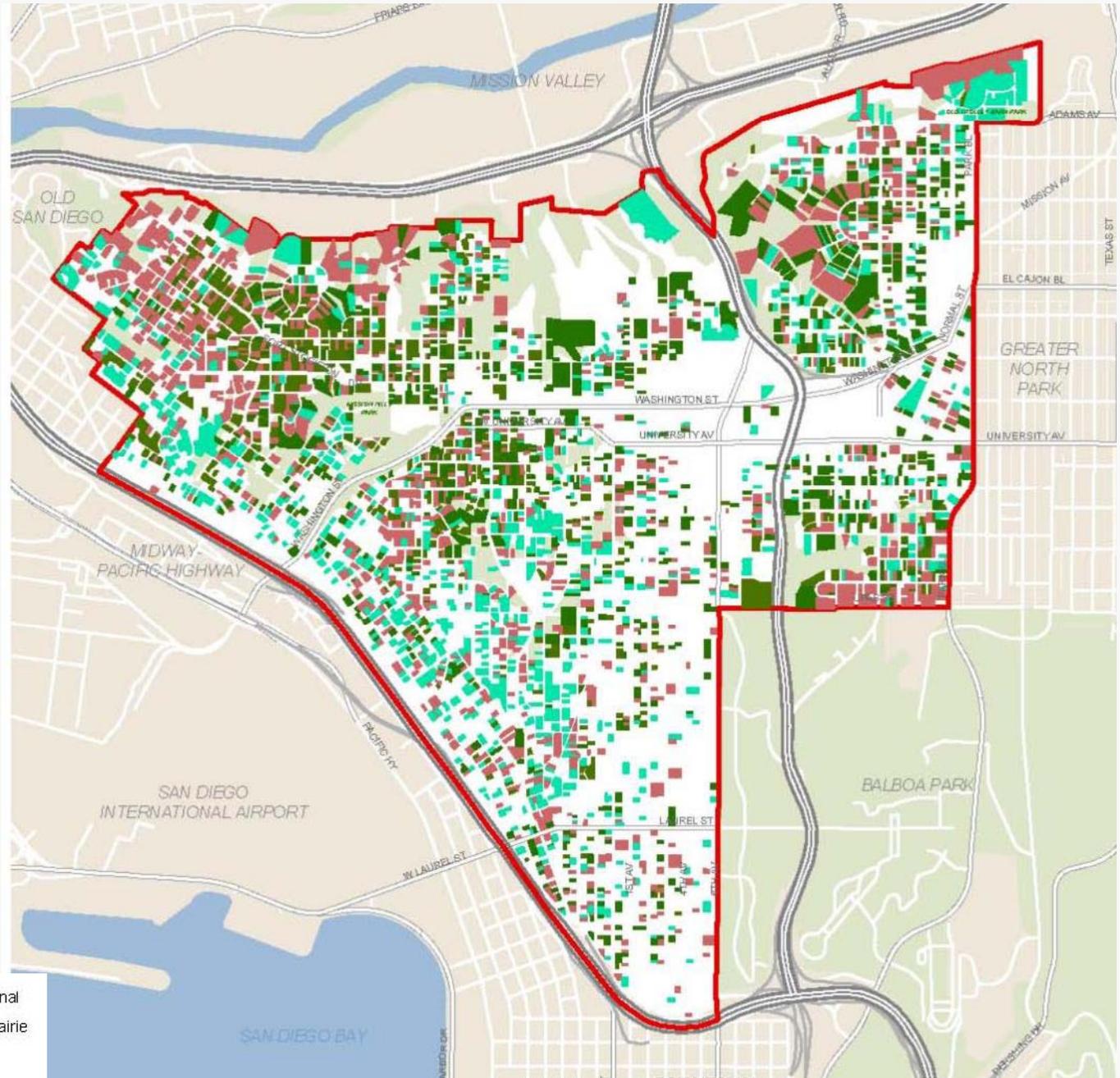
Mission, Spanish, Monterey, Pueblo



Contemporary, Ranch, Minimal Traditional

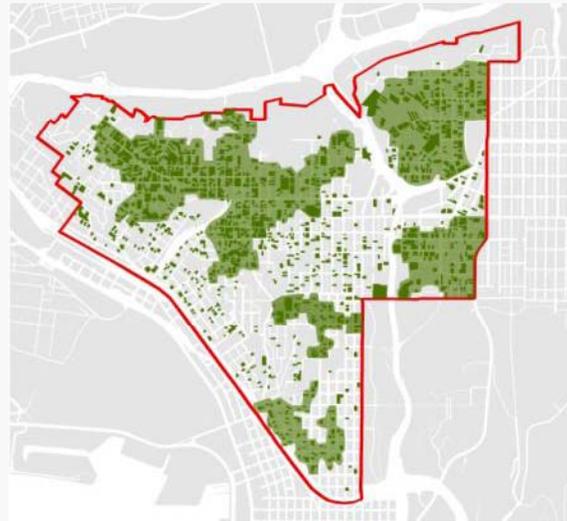
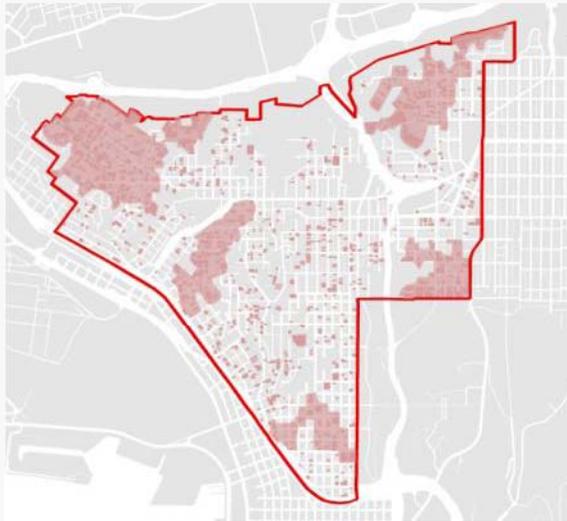


# Predominant Styles

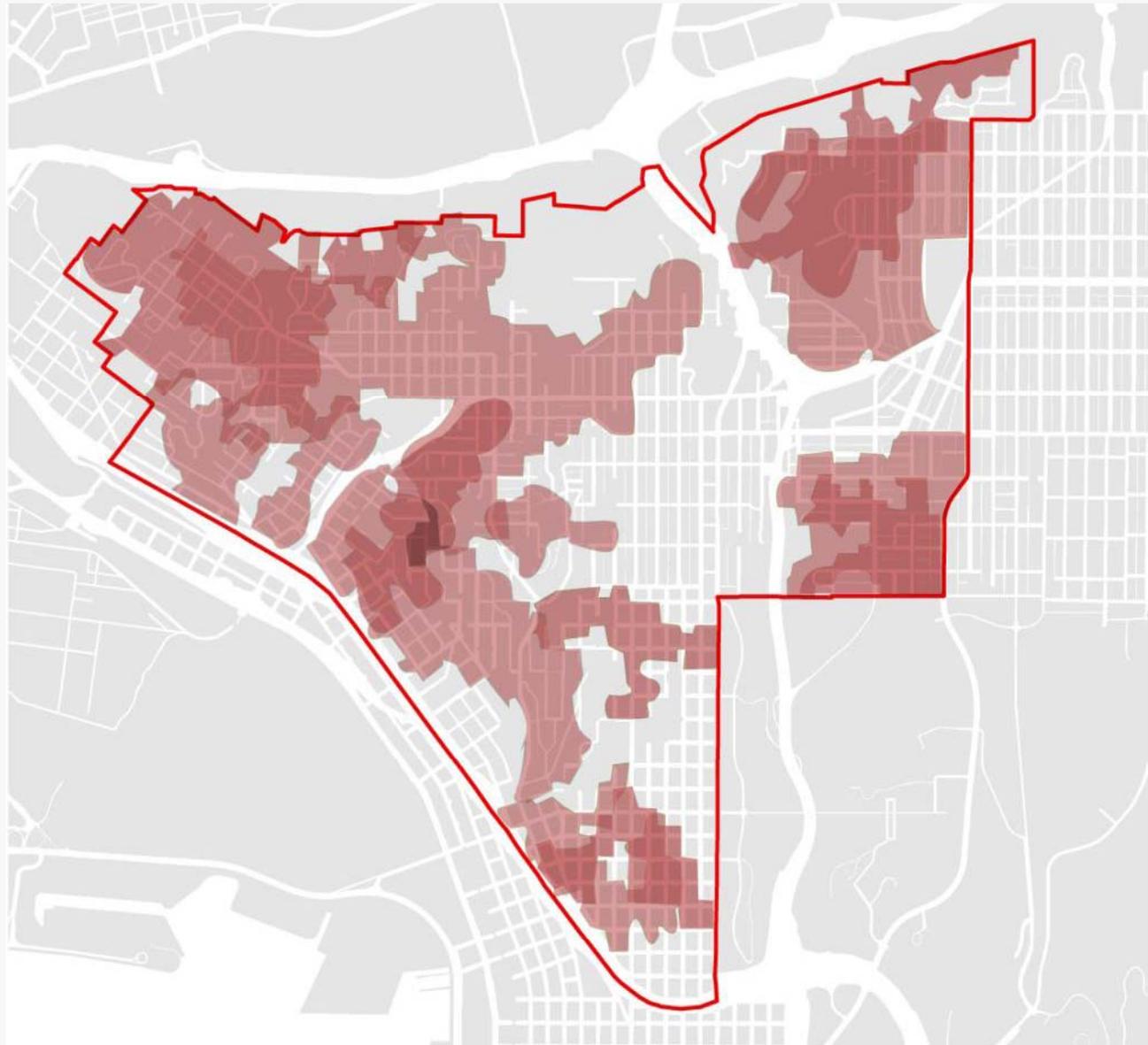


# Predominant Styles

- ◆ Contemporary, Ranch, Minimal Traditional
- ◆ Craftsman, Arts & Crafts, Bungalow, Prairie
- ◆ Mission, Spanish, Monterey, Pueblo



# Dominant Character Areas



- ◆ Concentration
- ◆ Medium Concentration
- ◆ High Concentration

## Mission Hills

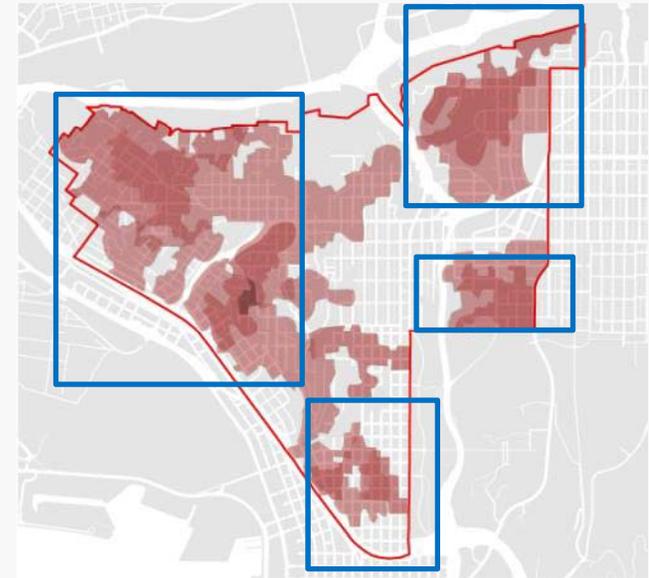
- High concentration of significant styles
- Early single-family housing boom
- Square, short, and irregular canyon blocks typical of early platting
- High degree of integrity

## University Heights

- High concentration of significant styles
- Early single-family housing boom
- Long blocks, irregular blocks and early mixed-use development
- Diverse mix of periods and styles
- Smaller lots, higher intensity single-family

## Hillcrest, South of Robinson

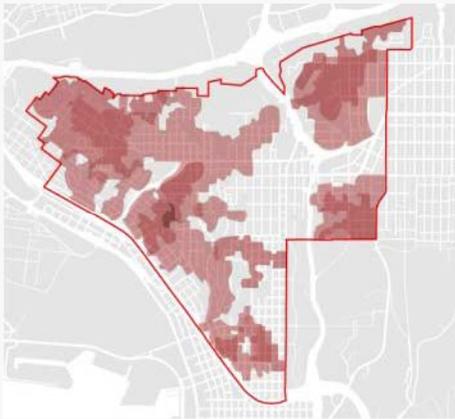
- Diversity of historic styles
- Intact residential areas adjacent to mixed use, developed corridors
- Long blocks aligned to predominant corridors



## Bankers Hill Avenues

- Mixed use character from earliest development
- Greatest diversity of architectural styles, including early styles
- Distinct character from other Uptown areas with office, high-rise development
- Transitional to downtown, short block pattern
- Concentration of multi-family

# Uptown Community Character Study



# Conservation Area Tabletop Exercise Questions (1 Hour)

## 1. Where are potential Conservation Areas?

- Do you agree with the identified conservation areas?
- Would you modify the boundaries of the identified conservation areas?
- Would you recommend any additional conservation areas?

## 2. Where are potential Conservation Areas?

- Write on tabletop maps the reasons for the selection/ modification

## 3. What elements of character within each district should be conserved?

Some examples include:

1. Scale
2. Setbacks
3. Street trees
4. Garage/Driveway Locations
5. Building Materials
6. Architectural Features
7. Other

*For elements 1-6, feel free to simply write the number next to the corresponding conservation area.  
For elements not listed, specify element on tabletop map with the other elements.*